129.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,224,400 / 1,224,400
					USE VALUE:	1,224,400 / 1,224,400
					ASSESSED:	1,224,400 / 1,224,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	1985ACADEMY LLC
Owner 2:	
Owner 3:	
Street 1:	10 BOW STREET EXT
Street 2:	
Twn/City:	SAUGUS
St/Prov:	MA Cntry: Own Occ: N
Postal:	01906 Type:

PREVIOUS OWNER

Owner 1:	LOVELESS JEAN M -
Owner 2:	-
Street 1:	51 ACADEMY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,562 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 4092 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14562.000	487,100	4,700	732,600	1,224,400
Total Card	0.334	487,100	4,700	732,600	1,224,400
Total Parcel	0.334	487,100	4,700	732,600	1,224,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.22 | /Parcel: 299.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83723

GIS Ref

GIS Ref

Insp Date 05/11/18

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	487,100	4700	14,562.	732,600	1,224,400	1,224,400	Year End Roll	12/18/2019
2019	101	FV	379,300	4700	14,562.	773,300	1,157,300	1,157,300	Year End Roll	1/3/2019
2018	101	FV	355,900	4700	14,562.	569,800	930,400	930,400	Year End Roll	12/20/2017
2017	101	FV	355,900	4700	14,562.	545,400	906,000	906,000	Year End Roll	1/3/2017
2016	101	FV	355,900	4700	14,562.	504,700	865,300	865,300	Year End	1/4/2016
2015	101	FV	336,500	4700	14,562.	423,300	764,500	764,500	Year End Roll	12/11/2014
2014	101	FV	336,500	4700	14,562.	413,500	754,700	754,700	Year End Roll	12/16/2013
2013	101	FV	336,500	4700	14,562.	394,000	735,200	735,200		12/13/2012

!10137!

PRINT

Date	Time
12/11/20	00:29:04

LAST REV

Date	Time
12/09/20	14:00:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10137

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVELESS JEAN	75417-598	1	8/21/2020		1,250,000	No	No		
LOVELESS JEAN M	55909-307		11/24/2010	Convenience	1	No	No		Brenton Charles Loveless d.o.d. 4/3/2012.
MILLS JOHN G &	13462-120		6/14/1978	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1272	Add Bath	167,200	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/7/2012	Meas/Inspect	BR	B Rossignol
2/12/2009	Meas/Inspect	372	PATRIOT
8/20/2001	Other Change	PM	Peter M
11/1/2000	Inspected	264	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
11/17/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	83723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14562		Sq. Ft.	Site		0	90.	0.56	10			Frontag	-5					732,613						732,600	

Total AC/HA:	0.33430	Total SF/SM:	14562	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	732,613	Spl Credit		Total:	732,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89913988
Const Adj.:	1.00078988
Adj $ / SQ:	112.481
Other Features:	139250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	815993
Depreciation:	328845
Depreciated Total:	487148

COMMENTS

BLDG ENT ON JASON ST 2 DOORBELLS HST
FAIR COND 1/2 NON-FUNC IN-LAW SFL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

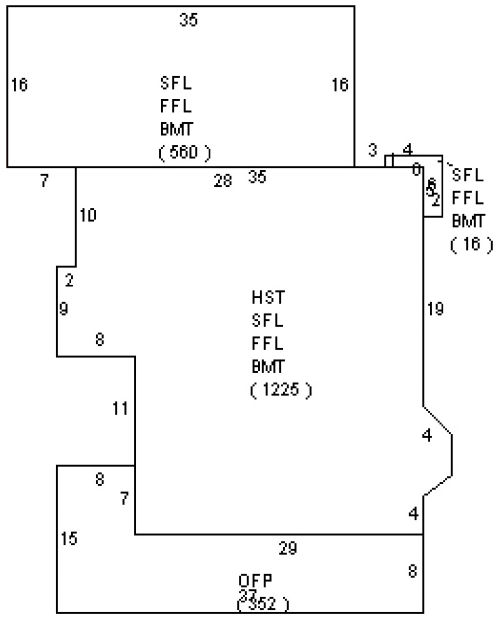
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	136.10
Special Features:	0	Val/Su Net:	76.49
Final Total:	487100	Val/Su SzAd	115.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,801	33.740	60,774
FFL	First Floor	1,801	112.480	202,579
SFL	Second Floor	1,801	112.480	202,579
HST	Half Story	613	100.780	61,730
OFP	Open Porch	352	21.200	7,464

Net Sketched Area: 6,368 | Total: 535,126

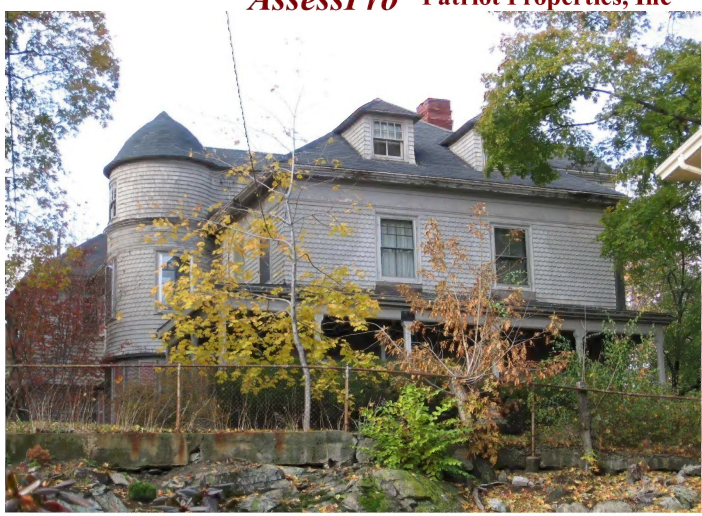
Size Ad | 4214.5 | Gross Are | 6980 | FinArea | 4092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	101			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700